

COMM NE COR OF SE1/4 OF SW1/4, R  
W 800.63 FT TO W R/W OF A CO RD  
W 101.30 FT, N 260 FT, E 147.03

RUSSELL NICHOLAS/RUSSELL TIFFANY  
328 SE SANDY DR  
LAKE CITY, FL 32025

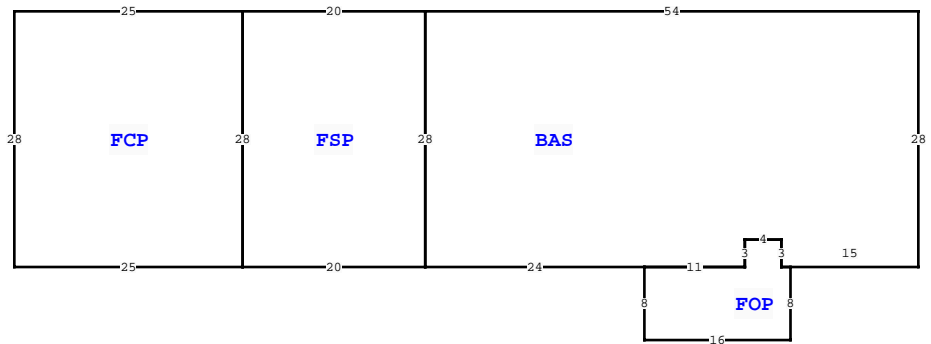
2026

01-4S-17-07476-000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |       |
|--------------------------|------------------|--------------|-------|
| ELEMENT                  | CD               |              |       |
| Exterior Wall            | 05               | AVERAGE      | 100   |
| Roof Structur            | 03               | GABLE/HIP    | 100   |
| Roof Cover               | 03               | COMP SHNGL   | 100   |
| Interior Wall            | 04               | PLYWOOD      | 100   |
| Interior Floor           | 14               | CARPET       | 90    |
| Interior Floor           | 08               | SHT VINYL    | 10    |
| Air Condition            | 03               | CENTRAL      | 100   |
| Heating Type             | 04               | AIR DUCTED   | 100   |
| Bedrooms                 |                  | 3            | 100   |
| Bathrooms                |                  | 2            | 100   |
| Stories                  | 1.               | 1.           | 100   |
| Architectural            | 01               | CONV         | 100   |
| Units                    |                  | 0            | 100   |
| Condition Adj            | 03               | 03           | 100   |
| Kitchen Adjus            | 01               | 01           | 100   |
| Quality                  | 05               | 05           |       |
| DOR CODE                 | 0200 MOBILE HOME |              |       |
| MAP NUM                  |                  | MKT AREA     | 06    |
| NEIGHBORHOOD/LOC         | 1417.00 1.00/    |              |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR  |
| BAS                      | 1,500            | 100          |       |
| FCP                      | 700              | 25           |       |
| FOP                      | 140              | 35           |       |
| FSP                      | 560              | 40           |       |
| TOTALS                   | 2,900            |              | 1,948 |

| MARKET ADJUSTMENTS |            |           |             |                |                   |     |     |      |      |            |        |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON | FNCT | NORM       | % COND |
| 2                  | MOBILE HME | 100%      | - 2023      |                | Heated Area: 1500 |     |     |      |      | HX Base Yr | 2023   |



| COLUMBIA COUNTY PROPERTY  |       | PAGE 1 of 1 | 2      |
|---------------------------|-------|-------------|--------|
| VALUATION SUMMARY         |       |             |        |
| VALUATION BY              |       | STANDARD    |        |
| Tax Group: 2              |       | Tax Dist:   |        |
| BUILDING MARKET VALUE     |       |             | 52,316 |
| TOTAL MARKET OB/XF VALUE  |       |             | 7,240  |
| TOTAL LAND VALUE - MARKET |       |             | 24,310 |
| TOTAL MARKET VALUE        |       |             | 83,866 |
| SOH/AGL Deduction         |       |             | 8,002  |
| ASSESSED VALUE            |       |             | 75,864 |
| TOTAL EXEMPTION VALUE     | HX HB |             | 50,864 |
| BASE TAXABLE VALUE        |       |             | 25,000 |
| TOTAL JUST VALUE          |       |             | 83,866 |
| NCON VALUE                |       |             | 0      |
| INCOME VALUE              |       |             |        |
| PREVIOUS YEAR MKT VALUE   |       |             | 83,866 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 22228      | ADDN SFR    | 150 | 08/24/2004 |
| 21409      | M H         | 250 | 01/12/2004 |
| 15075      | M H         | 125 | 02/15/1999 |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1459/1377                     | 2/14/2022 | WD        | Q     | I     | 01     | 75,000     |
| GRANTOR: MOORE SANDRA GAIL    |           |           |       |       |        |            |
| GRANTEE: RUSSELL NICHOLAS     |           |           |       |       |        |            |
| 932/1591                      | 8/07/2001 | QC        | U     | I     | 11     | 100        |
| GRANTOR: RICHARDS SANDRA GAIL |           |           |       |       |        |            |
| GRANTEE: MOORE SANDRA GAIL    |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |           |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1              | 0031       | BARN,MT AE  | 0   | 100 | 30 | 40 | 1.00   | UT | 0.00     | 0.00           | 100       |
| 2              | 0190       | FPLC PF     | 0   | 100 | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       |
| 3              | 0166       | CONC,PAVMT  | 0   | 100 | 15 | 28 | 420.00 | UT | 2.00     | 2.00           | 100       |
| 4              | 0285       | SALVAGE     | 0   | 100 | 21 | 42 | 1.00   | UT | 0.00     | 0.00           | 100       |
| 5              | 0294       | SHED WOOD/  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       |
| 6              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       |
| 7              | 0070       | CARPORT UF  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       |
| 8              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       |
| 9              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       |

| TOTAL OB/XF |         |          |          |           |         |  |  |  |  |  |  | 7,240 |
|-------------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|-------|
| BLD DATE    | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |  |  |  |  |  |  |       |
|             |         |          |          |           |         |  |  |  |  |  |  |       |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W54 FSP= W20 FCP= W25 S28 E25 N28\$ S28 E20 N28\$ S28 E24FOP= S8 E16 N8 W1 N3 W4 S3 W11\$ E11 N3 E4 S3 E15 N28\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    | 7,240  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT    | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0000     | C   | VAC RES              | 100 |     | A-1      | 0.00  | 0.00  | 0.24        | AC        |     | 1.00        | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 3,120      |                             |      |         |      |     |    |        |
| 2                | 0200     | C   | MBL HM               | 100 |     |          | 0.00  | 0.00  | 0.63        | AC        |     | 1.00        | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 8,190      |                             |      |         |      |     |    |        |
| 3                | 0000     | C   | VAC RES              | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 13,000     |                             |      |         |      |     |    |        |